

3:24-cv-00440-MMD

**UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA
RENO**

In re

Essex Real Estate Partners, LLC,

Debtor.

Pioneer Funding Group III, LLC, *et al.*,

Appellants,

v.

Royal Essex, LLC, *et al.*,

Appellees.

On Appeal from
the United States Bankruptcy Court
for the District of Nevada

Bankruptcy Court Case No.:
3:19-bk-51486-gs
Chapter 11

Bankruptcy Court Adv. Proc. No:
3:21-ap-5041-gs

Judge: Hon. Miranda M. Du
Location: 400 S. Virginia Street
Reno, Nevada 89501

ORDER APPROVING THIRD STIPULATION
TO EXTEND BRIEFING SCHEDULE

KEVIN A. DARBY, ESQ.
Nevada Bar No. 7670
TRICIA M. DARBY, ESQ.
Nevada Bar No. 7956
499 W. Plumb Lane, Suite 202
Reno, NV 89509
Telephone: 775-322-1237
Facsimile: 775-996-7290
Email: kevin@darbylawpractice.com

*Counsel for Royal Essex LLC, Marlon
Steele, Jr., as trustee of the Royal Union
Trust, and Royal Union Properties, LLC*

Whereas, the Court having reviewed the Third Stipulation to Extend Briefing Schedule seeking to extend the briefing deadlines set forth in the Briefing Order for forty-five (45) days; and other good cause appearing therefor,

HEREBY ORDERS as follows:

The briefing deadlines are hereby extended as follows:

1. Opening briefs shall be due on August 7, 2025;
2. Answering briefs shall be due on September 8, 2025; and
3. Reply briefs shall be due on October 8, 2025.

DATED the 17th day of June, 2025.



Hon. Miranda M. Du
United States District Judge

APPROVED AS TO FORM:

FOX ROTHSCHILD LLP

Dated: June 16, 2025

By: /s/ Brett A. Axelrod
BRETT A. AXELROD, ESQ.
Nevada Bar No. 5859
REX D. GARNER, ESQ.
Nevada Bar No. 9401
1980 Festival Plaza Drive, Suite 700
Las Vegas, Nevada 89135
*Counsel for Pioneer Funding Group III,
LLC and Pioneer Funding Group IV, LLC*

Dated: June 16, 2025

DARBY LAW PRACTICE, LTD.

By: /s/ Kevin Darby
KEVIN A. DARBY, ESQ.
Nevada Bar No. 7670
TRICIA M. DARBY, ESQ.
Nevada Bar No. 7956
499 W. Plumb Lane, Suite 202
Reno, NV 89509
*Counsel for Royal Essex LLC, Marlon
Steele, Jr., as trustee of the Royal Union
Trust, and Royal Union Properties, LLC*

Dated: June 16, 2025

ESTES LAW, P.C.

By: /s/ Holly E. Estes
HOLLY E. ESTES, ESQ.
Nevada Bar No. 11797
605 Forest Street
Reno, NV 89509
Counsel for Further South, LLC

Dated: June 16, 2025

GREENBERG TRAURIG, LLP

By: /s/ Jason K. Hicks
MARK E. FERRARIO, ESQ.
Nevada Bar No. 1625 J
JASON K. HICKS, ESQ.
Nevada Bar No. 13149
10845 Griffith Peak Drive, Suite 600
Las Vegas, NV 89135
*Counsel for George F. Holman and Martha
Jane Holman individually and in their
respective capacities as Trustee of the MJH
Irrevocable Trust and GFH Irrevocable
Trust*

Dated: June 16, 2025

MICHAEL LEHNERS, ESQ.

By: /s/ Michael Lehnern

MICHAEL LEHNERS, ESQ.

Nevada Bar No. 3331

429 Marsh Ave.

Reno, NV 89509

Counsel for Chapter 7 Trustee,

Jerri Coppa-Knudson

CERTIFICATE OF SERVICE

I hereby certify that on June 16, 2025, I electronically filed the foregoing document with the Clerk of the Court for the United States District Court for the District of Nevada by using the CM/ECF system.

I further certify that parties of record to this appeal who either are registered CM/ECF users, or who have registered for electronic notice, or who have consented in writing to electronic service, will be served through the CM/ECF system.

I further certify that, consistent with *United States District Judge Miranda M. Du's Civil Standing Order No. 1*, I have not served a courtesy copy to chambers, but will do so promptly upon request of the Court.

Dated: June 16, 2025

/s/ Kevin A. Darby
Kevin A. Darby